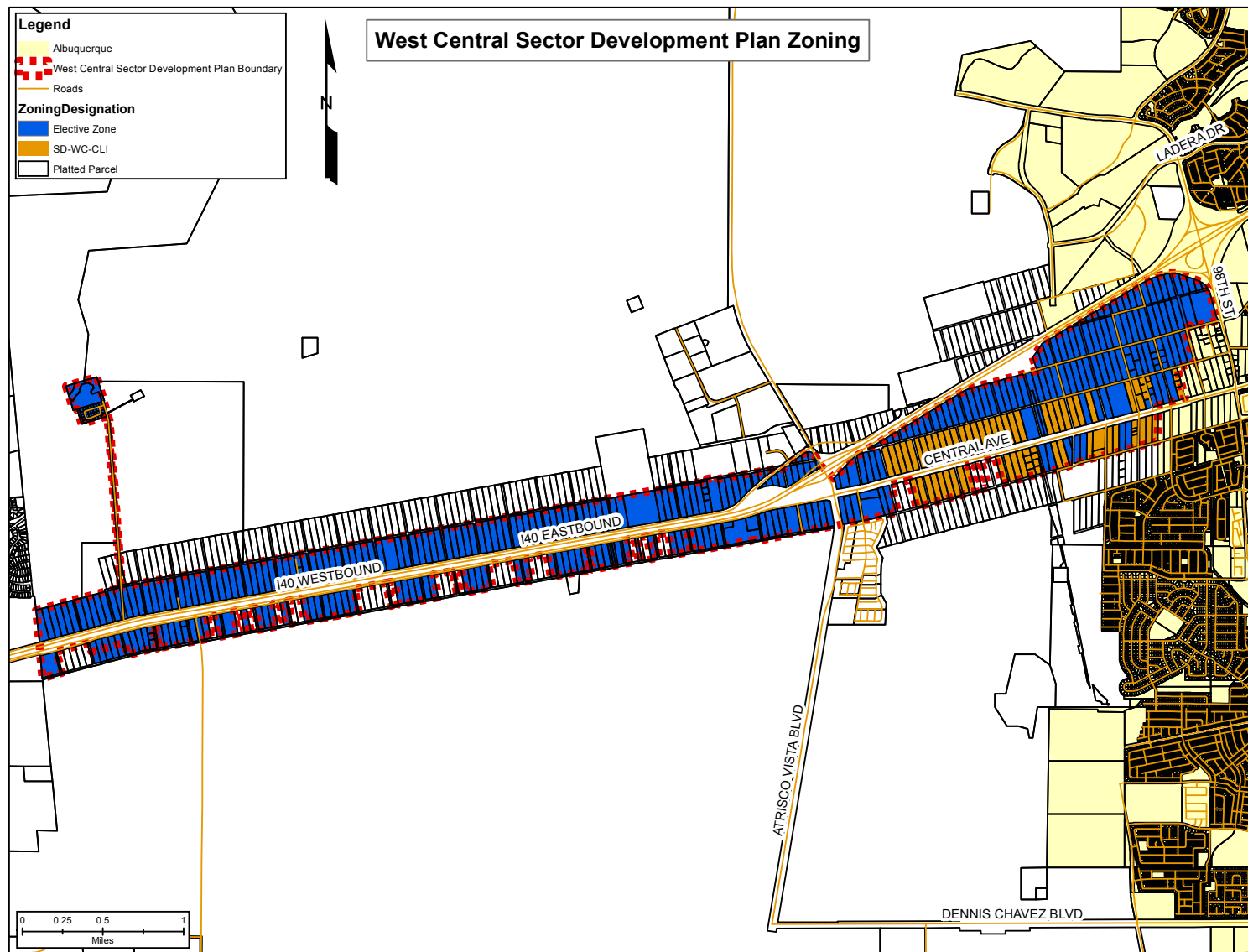


# 5.Zoning

**Zoning Ordinance**

**General Building Standards**



## Zoning Ordinance

62

5 ZONING

### Zone Map Amendments

The following lots will be Zoned All lots zoned WC\_CLI with the adoption of this Plan A-1 in Bernalillo County jurisdiction North of Central Ave. to Volcano Rd. between 98<sup>th</sup> St. and Atrisco Vista Blvd. In addition, the lots zoned A-1 South of Central Avenue to Sunset Gardens, that are not located in the Santolina Master Plan will be zoned WC-CLI, with the adoption of this plan. Finally any lots shown on the map located on page 58 that shaded with Zone Change After Plan Adoption.

The remaining properties in the plan area will have the option to obtain the WC-CLI Zone after applying for and receiving a zone change.

The areas zoned WC-CLI with the adoption of this Plan and the remaining portion of the plan area properties eligible for the WC-CLI are indicated on zoning map, page 58-59.

### Special Use Permits within the West Central Sector Development Plan

Existing Special Use Permits may remain and shall be regulated by the Zoning Code.

Special Use Permits for Permissive and Conditional Uses first listed in M-1 or M-2 zone that are not listed in the WC-CLI are not allowed. In addition, Special Use Permits for Prohibited Uses in the WC-CLI Zone are not allowed.

### **West Central Commercial /Light Industrial (WC-CLI)**

Intent: Allow for a wide range of non-residential uses with baseline standards for minimum lot size, landscaping, screening, setbacks, building/structure heights and off-street parking. The West Central Commercial Light Industrial zone (WC-CLI) is based upon the County's existing C-LI Zone, with some modifications tailored to the conditions along West Central. The purpose of this zone is primarily for community commercial uses, light manufacturing, light fabricating, warehousing, wholesale distribution, and highway-related commercial uses.

1. Permissive uses
  - a. Uses listed as permissive in the CLI portion of the Bernalillo County Zoning Code with the following additional uses:
    - i. Hotels, motels, Resorts (with Full Service Sales on Premise);
    - ii. Drive-in restaurants or refreshment stand as regulated in the C-2 Zone of County Zoning Code;

- iii. Truck Plaza;
  - iv. Automotive Sales, Service including Auto Body Repair, Rental and Storage as regulated in the C-2 Zone except Truck or Road Tractors are allowed and size of vehicle is not restricted, disassembled/damaged vehicles awaiting repair must be screened by minimum 6 foot solid wall or fence;
  - v. Camp Ground complying with the design standards in Section 18 of the Zoning Code;
  - vi. Antennas used for emergency services limited to 65 feet in height;
  - vii. Signs as regulated in the C-2 Zone with the following exception;
    - 1. Flashing, blinking, or revolving signs and signs with audible devices shall be prohibited.
    - 2. Illuminated signs shall not exceed 320 Foot Lamberts.
- 2. Conditional uses include the following:
  - a. Uses listed as conditional in the C-LI zone of the Bernalillo County Zoning Code with the following addition:
    - i. Apartments as regulated in the R-2 Zone.
- 3. Prohibited uses include the following:
  - a. Amateur Radio Antenna/Towers.
- 4. Height Regulations:
  - a. The height of the buildings are not limited to 26 feet. Buildings over 26 feet shall fall within 45° angle plane drawn from the horizontal at the mean grade along the Northern lot line. East, South and West can be determined by planes drawn at a 60° angle from the related lot line or adjacent public right-of-way centerline or drainage way right-of-way centerline.

5. Setbacks: As allowed in the C-LI zone as regulated by the Zoning Code with the following exception;
  - a. The minimum front yard setback is 10 feet.
6. Off-Street Parking: As regulated in Section 21 of County Zoning Code, and as further regulated in the design standards for off street parking of this chapter.